| 150.0 | 0006 | 0010.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 970,700 | / | 970,700 |
| USE VALUE: | 970,700 | / | 970,700 |
| ASSESSED: | 970,700 | / | 970,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 11 | | GRAND VIEW RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KONG MICHAEL M--ETAL |
| Owner 2: | BULAWA CHRISTINE E |
| Owner 3: | |
| Street 1: | 11 GRAND VIEW RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Wood Shingle Exterior and 2139 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6200.000 | 485,900 | | 484,800 | 970,700 |
| Total Card | 0.142 | 485,900 | | 484,800 | 970,700 |
| Total Parcel | 0.142 | 485,900 | | 484,800 | 970,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.77 | /Parcel: 453.77

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

**User Acct** 99538

**GIS Ref**

**GIS Ref**

**Insp Date** 05/04/18

!11792!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 150.0-0006-0010.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 485,900 | 0 | 6,200. | 484,800 | 970,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 472,900 | 0 | 6,200. | 484,800 | 957,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 472,900 | 0 | 6,200. | 484,800 | 957,700 | 957,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 342,700 | 0 | 6,200. | 454,500 | 797,200 | 797,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 329,200 | 0 | 6,200. | 375,700 | 704,900 | 704,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 329,200 | 0 | 6,200. | 345,400 | 674,600 | 674,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 329,200 | 0 | 6,200. | 315,100 | 644,300 | 644,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 311,200 | 0 | 6,200. | 309,100 | 620,300 | 620,300 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 13:07:10 |

**LAST REV**

| Date | Time |
|---|---|
| 06/12/18 | 10:21:00 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11792

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| AWBREY BRIAN/ET | 22683-413 | | 12/2/1992 | | 219,000 | No | No | Y | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 99538 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/30/2018 | 109 | Add Bath | 42,000 | C | | | | |
| 8/11/2010 | 983 | New Wind | 13,000 | | | | | REPL 10 WINDOWS |
| 3/23/2005 | 214 | Renovate | 116,750 | C | | G6 | GR FY06 | KITCHEN/DINING ROO |
| 6/12/1996 | 247 | | 3,387 | | | | | REMODEL BATH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/4/2018 | Meas/Inspect | BS | Barbara S |
| 11/8/2008 | Meas/Inspect | 189 | PATRIOT |
| 10/20/2005 | Permit Visit | BR | B Rossignol |
| 12/6/1999 | Inspected | 243 | PATRIOT |
| 11/18/1999 | Measured | 272 | PATRIOT |
| 1/1/1982 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6200 | | Sq. Ft. | Site | | 0 | 80. | 0.98 | 9 | | | | | | | | | 484,800 | | | | | | 484,800 | |

| Total AC/HA: | 0.14233 | Total SF/SM: | 6200 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 484,800 | Spl Credit | | Total: | 484,800 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 140.00 |
| Size Adj.: | 1.16470575 |
| Const Adj.: | 0.99495000 |
| Adj $ / SQ: | 162.235 |
| Other Features: | 124901 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 509380 |
| Depreciation: | 23431 |
| Depreciated Total: | 485948 |

## COMMENTS

OF = XTRA SINK IN BATH AND SINK IN BMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 8 | BRs: | 4 | Baths: | 2 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

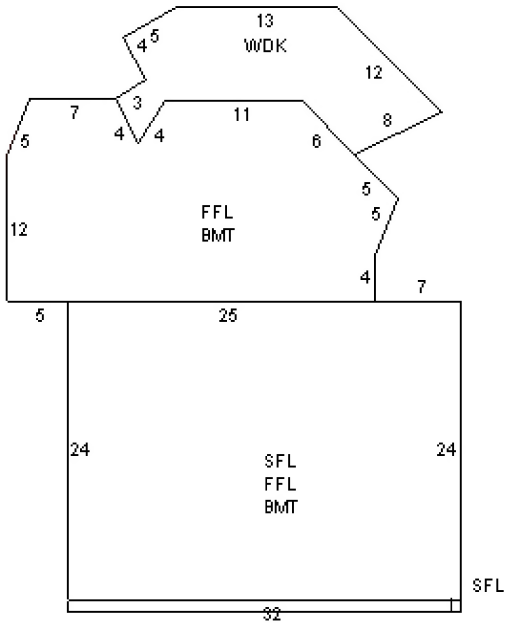
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 162.24 |
| Special Features: | 0 | Val/Su Net: | 151.04 |
| Final Total: | 485900 | Val/Su SzAd | 238.19 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,240 | 162.240 | 201,172 |
| BMT | Basement | 992 | 51.830 | 51,420 |
| SFL | Second Floor | 800 | 162.240 | 129,788 |
| WDK | Deck | 185 | 11.350 | 2,099 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,217 | | | Total: | 384,479 |
| Size Ad | 2040 | Gross Area | 3465 | FinArea | 2139 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 80 | RRM | 10 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

150.0-0006-0010.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |